

113 East Center Street
Hyde Park, Utah

December 9, 2015

The Hyde Park City Council meeting of December 9, 2015 began at 7:00 p.m. and was conducted by Mayor Bryan Cox

City Officials Present: Mayor Bryan Cox, Council members: Bob Christensen, Bret Randall (Late), Sharidean Flint and Charles Wheeler, Planning and Zoning member: Mark Lynne, Police Chief: Kim Hawkes, and City Recorder: Donja Wright. Brent Kelly joined electronically.

Others Present: Joseph Lloyd, Arthur & Lynette Taylor, Zac Humes, Teresa Harris, Thieda Wellman

Prayer or Thought: Council member Christensen

Pledge of Allegiance: Mayor Cox

Adoption of Agenda: Council member Christensen moved that the Hyde Park City Council approve the agenda for the December 9, 2015 Hyde Park City Council meeting as presented. Council member Kelly seconded the motion. Council members Kelly, Christensen, Flint, and Wheeler voted in favor. The motion carried 4/0

CMC Presentation – Teresa Harris, City Recorder for Logan City and Thieda Wellman, City recorder for Layton City presented Donja Wright with a Certified Municipal Clerk plaque.

Discuss the terms of the development Agreement for the Millard / Taylor Subdivision – Arthur Taylor approached the Council and informed them that at one point he had a buyer for his property across the highway from Maverik. After an environmental inspection finding contamination, the buyer backed out. After further research it was discovered that there was no contamination but at that point the funding fell through. He is leasing his property to a potential buyer and asked the Council if he needs to fulfill the terms of the development agreement at this time or at the time he sells his property and development begins. Mark Lynne and the Council determined that until there is a buyer, the development agreement will be put on hold. The Council recommended that Arthur Taylor and the City sign an agreement stating that the development agreement will be signed and in place once the property is sold.

Discuss appeal on approved special use permit for Zac Humes storage garage on property at 811 south 50 East: The Mayor informed the Council that they received an appeal (included) from Joseph Lloyd regarding a Special Use Permit that the Planning and Zoning Commission approved. The permit was for a shed / garage on Zac Humes property at 811 South 50 east. Mark Lynne approached the Council and informed them that this Shed required a special use permit because it was over 450 sq'. The family has several cars that they show in the "Cruise In"

and other car shows and would like a place to store them between shows. Mr. Humes approached the Council and verified that he does intend to store antique cars as well as his family's toys in the shed. He does not live in the house on the property. He currently rents out the house and at some point may keep his daughters horses on the property. The lot is approximately 2 acres and the shed will not take up very much of that space. Mr. Lloyd approached the Council and explained that in City Ordinance it states that "evidence must be provided that the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community". He feels that the Humes did not provide evidence of this. Mr. Lloyd also expressed his concern over increased vehicular traffic from the vehicles going back and forth to the shed. Council member Wheeler said that it is legal to park 10 registered vehicles behind his house but he feels the benefit to the community is that they would look better in a covered storage unit. Council member Christensen said that he recently got a special use permit to build a 20' x 30' shed in his back yard and did not have any complaints from his neighbors and feels that it will be an improvement to his property. Mr. Humes approached the Council again and explained that the vehicles will only be moved from the shed a few times per year so traffic will not be an issue. The Council had a discussion about the ambiguity of the Special Uses Ordinance and recommended that the Planning Commission look at Ordinance 12.80.050 A. to make it more specific. Council member Kelly felt that the changes to the Ordinance should be made and then the Special Use Permit returned for approval. Council member Flint said that this is a property rights issue and she is a supporter of citizens having personal property rights. Council member Flint made a motion to disapprove the appeal from Joseph Lloyd. Council member Christensen seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. Council member Kelly voted against. The motion carried 4/1.

Discuss a prior meeting held with Sunrise Engineering regarding water projects in Hyde Park City: The Mayor informed the Council that he and Bret met with Scott Archibald from Sunrise Engineering to discuss some options for dealing with Hyde Park City's water supply. One of the options is to divert the water further up the canyon with a pumping system. The mayor informed the Council that he feels it is important for them to look at all the options before the City spends 3 million dollars. He would like Sunrise Engineering to work up a cost benefit analysis of diverting water up the canyon versus drilling wells. The Mayor informed the Council that he called Roger Tew to see if he could research the possibility of purchasing a piece of federal government land, that is an island in the middle of private property in the area and could be used as a place for a reservoir. Council member Randall informed the Council that there are three elements to the water plan. 1) 2 Wells and water out of birch creek. 2) Canal shares pumped to a reservoir with secondary water. 3) Exploratory well. The master water plan needs to review each of these items and see how they correlate with each other. Council member Wheeler recommended that the City looks at which properties are still build-able and if the options will provide pressure to all build-able land.

Departments

Parks: Council member Wheeler informed the Council that he will begin working on the RAPZ tax grant in March and the Council will need to begin prioritizing projects. Some of the projects

that need to be considered are the resurfacing of the tennis courts and the 3 year (part each year) completion of the new park. In order to put in full size soccer fields at the new park, the City will need to purchase an additional 50' of land. Mr. Wheeler asked if the Council was in favor of him pursuing options to purchase some additional land. The Council was in favor.

City Celebration: The Council determined that the City Celebration will be held on July 22nd and 23rd.

Roads: Council member Christensen informed the Council that the engineers are working with Mr. Adams on plans for 1600 East. He also informed the Council that he was able to track down the owner of the property on 4200 North to see if she was interested in improvements to that road. They should be hearing back from her. 450 North is complete until they do chip & Seal next summer.

Admin: The Mayor informed the Council that Brandon Buck has agreed to serve on the planning commission.

The Council expressed their gratitude for Council member Kelly and Council member Randall shared a story about Brent Kelly coming to his rescue at his first nominating convention, when he tried to explain Bonus Density without understanding how it really worked.

Council member Randall made a motion to move to an executive session to discuss personnel issues. Council member Christensen seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Adjourn: 8:35

Donja Wright – City Recorder

Council member Flint made a motion to approve the minutes from the December 9, 2015 Council meeting. Council member Wheeler seconded the motion. Council members Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 4-0.